

# WILDLIFE CORRIDOR CONSERVATION AUTHORITY

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## MEMORANDUM

Date: August 30, 2006

To: The Governing Board Members

From:   
Joseph T. Edmiston, FAICP, Executive Officer

Subject: **Agenda Item XIX: Discussion and possible action regarding City of Diamond Bar proposed acquisition of Rowland Heights residential development site (known as Tentative Tract Map No. 49411), north of Aera property, east of Hastings Street, west of State Route 57, Los Angeles County.**

Staff Recommendation: That the Governing Board discuss this item and if desired, provide guidance to staff regarding any potential Wildlife Corridor Conservation Authority (WCCA) action.

Background: According to the meeting minutes on the City's website, at the June 6, 2006 Diamond Bar City Council meeting, the City took an action to enter into an agreement to purchase Assessor's Parcel Numbers 8269-044-008, 8269-096-001, and 8269-096-002. The staff report (attached) indicates that the property would be used for public purposes.

All or most of these parcels include the approximately 170-acre Rowland Heights residential development site. This site is north of, and adjacent to, the approximately 2,935-acre Aera site (known as the Aera Master Planned Community development site), within unincorporated Los Angeles County. The site supports extensive oak and walnut woodlands and other resources of interest.

WCCA adopted several comment letters on Tentative Tract Map No. 49411 on the subject Rowland Heights site. The project included the residential tract and a stable operation. Also, at several previous WCCA meetings, WCCA considered whether to accept the proposed open space associated with the proposed development. One issue that underwent considerable discussion during the County hearings was whether the property was previously conditioned to remain as open space in perpetuity or temporarily. The County staff reports indicated that the property was previously designated as open space and that construction rights had been dedicated to the County, and that they were not temporary. The proposed development was denied by the Regional Planning Commission and the appeal was denied by the Board of Supervisors. A trail is shown on the property on the Assessor's Parcel map.

Any additional updates will be provided at the meeting.



## CITY COUNCIL

## AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

VIA: Linda C. Lowry, City Manager

TITLE: Ratify agreement with the Robert Reed Family Trust for the purchase of parcels APN # 8269-044-008, 8269-096-001 and 8269-096-002 and authorize the deposit of \$64,000 into escrow.

### RECOMMENDATION:

It is recommended that the City Council ratify the attached purchase agreement with the Robert Reed Family Trust to purchase three parcels and authorize the deposit of \$64,000 into an escrow account.

### FINANCIAL IMPACT:

The City has deposited \$64,000 into an escrow account as a deposit on the purchase of three parcels with a total purchase price of \$3.2 million. This purchase was discussed with the Council during the closed session City Council meeting on April 18, 2006. The deposit of \$64,000 exceeds the City Manager's expenditure authority and requires Council ratification.

### DISCUSSION:

The attached purchase agreement specifies the conditions for the City to acquire approximately 170 acres of property from the Robert Reed Family Trust. The agreement includes a 12 month escrow period with an option to extend escrow for an additional 12 months at the City's request. This escrow period will allow the City to perform its due diligence records review and conduct the necessary environmental assessment prior to purchase.

Further, the City and the seller have agreed that the City will maintain the property during the escrow period for a cost not-to-exceed \$24,000. This maintenance includes repairing any damaged fencing and performing brush clearance to prevent wildfires. The agreement stipulates that if the property closes escrow within 12 months, all maintenance expenditures shall be credited toward the purchase price. If, however, the City requests an extension of the escrow period beyond the first 12 months, the City waives its right to be reimbursed for all maintenance costs.

Prior to the close of escrow, the City Council will consider a resolution authorizing the purchase at the agreed upon price of \$3.2 million and appropriating the funds from the City's general fund reserve

restricted for economic development purposes. After the property is acquired by the City, it shall be used for a public purpose.

PREPARED BY:

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Assistant City Manager

Attachments:

1. Purchase and Sale Agreement